

PHASE 4
FIELD NOTE DESCRIPTION
OF APPROXIMATELY 0.07 SQUARE MILES
FOR POLITICAL BOUNDARY PURPOSES

BEING AN APPROXIMATELY 0.07 SQUARE MILE TRACT OF LAND SITUATED IN COMAL COUNTY, TEXAS, AND BEING OUT OF THAT CERTAIN 767.849 ACRE TRACT CONVEYED TO OCEAN VIEW PROPERTY GROUP, LTD, SAID 0.070 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING, AT A POINT SITUATED ON THE EXISTING BULVERDE CITY LIMIT LINE, BEING APPROXIMATELY 255 FEET SOUTH OF THE SOUTHERLY RIGHT OF WAY LINE OF STATE HIGHWAY 46 AND ON THE COMMON EASTERLY BOUNDARY LINE OF THAT CERTAIN 10.7 ACRE TRACT CONVEYED TO STUDER MORTON COMPANIES, INC AND THE WESTERLY BOUNDARY LINE OF SAID OCEAN VIEW PROPERTY GROUP, LTD TRACT;

THENCE, INTO SAID OCEAN VIEW TRACT THE FOLLOWING COURSES:

IN A NORTHEASTERLY DIRECTION, ALONG SAID EXISTING CITY LIMIT LINE, BEING APPROXIMATELY 240 FEET SOUTH OF SAID RIGHT OF WAY, AN APPROXIMATE DISTANCE OF 4787 FEET TO A POINT MARKING THE MOST EASTERLY CORNER OF SAID EXISTING CITY LIMITS AND THE NORTHEASTERLY CORNER OF THIS TRACT;

IN A SOUTHERLY DIRECTION, AN APPROXIMATE DISTANCE OF 400 FEET FOR THE SOUTHEASTERLY CORNER OF THIS TRACT;

IN A SOUTHWESTERLY DIRECTION, AN APPROXIMATE DISTANCE OF 4932 FEET FOR THE SOUTHWESTERLY CORNER OF THIS TRACT SITUATED ON THE SAID COMMON EASTERLY BOUNDARY OF LINE OF SAID 10.7 ACRE TRACT AND WESTERLY BOUNDARY LINE OF SAID OCEAN VIEW TRACT;

THENCE, IN A NORTHWESTERLY DIRECTION, AN APPROXIMATE DISTANCE OF 412 FEET TO THE **POINT OF BEGINNING**, CONTAINING AN AREA OF APPROXIMATELY 0.070 SQUARE MILES OF LAND, MORE OR LESS.

POLITICAL BOUNDARY ANNEXATION
TO CITY OF BULVERDE
PHASE-4 EXHIBIT

